041.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	963,200 / 963,200
					USE VALUE:	963,200 / 963,200
					ASSESSED:	963,200 / 963,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	CORNELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUSSO EDWARD C & LINDA W
Owner 2:	
Owner 3:	
Street 1:	7 CORNELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2385 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3870.000	529,200	5,100	428,900	963,200
Total Card	0.089	529,200	5,100	428,900	963,200
Total Parcel	0.089	529,200	5,100	428,900	963,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.86 /Parcel: 403.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 28035
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

!3424!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	529,200	5100	3,870.	428,900	963,200		Year end	12/23/2021
2021	104	FV	505,200	5100	3,870.	428,900	939,200		Year End Roll	12/10/2020
2020	104	FV	505,400	5100	3,870.	428,900	939,400	939,400	Year End Roll	12/18/2019
2019	104	FV	379,100	5100	3,870.	455,700	839,900	839,900	Year End Roll	1/3/2019
2018	104	FV	379,100	5100	3,870.	332,400	716,600	716,600	Year End Roll	12/20/2017
2017	104	FV	355,600	5100	3,870.	289,500	650,200	650,200	Year End Roll	1/3/2017
2016	104	FV	355,600	5100	3,870.	246,600	607,300	607,300	Year End	1/4/2016
2015	104	FV	317,000	5100	3,870.	241,200	563,300	563,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:03:31

LAST REV

Date	Time
04/09/19	13:52:55
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3424

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16883-380		4/1/1986		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	28035
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2014	1036	Manual	6,000		8/20/2014			Repair front porch

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	189	PATRIOT
3/3/2000	Mailer Sent		
2/28/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3870		Sq. Ft.	Site		0	80.	1.39	1									428,880						428,900	

Total AC/HA:	0.08884	Total SF/SM:	3870	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	428,880	Spl Credit		Total:	428,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14504945
Const Adj.:	0.98000199
Adj $ / SQ:	201.987
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650113
Depreciation:	120921
Depreciated Total:	529192

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

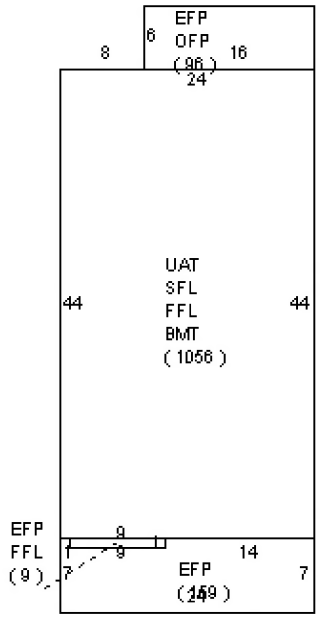
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	201.99
Special Features:	0	Val/Su Net:	139.23
Final Total:	529200	Val/Su SzAd	249.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,065	201.990	215,116
BMT	Basement	1,056	60.600	63,990
SFL	Second Floor	1,056	201.990	213,298
EFP	Enclos Porch	264	36.790	9,712
UAT	Upper Attic	264	141.390	37,327
OFP	Open Porch	96	33.010	3,169

Net Sketched Area:	3,801			Total:	542,612
Size Ad	2121	Gross Area	4593	FinArea	2385

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100